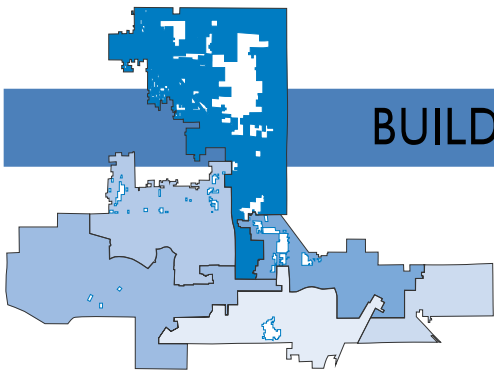


Award Winning

Las Vegas

GROWTH WATCH

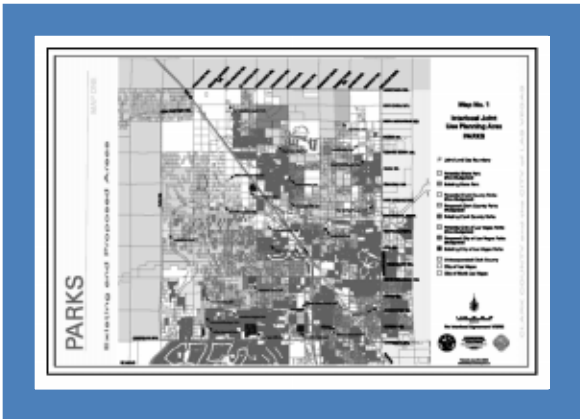


BUILDING LAS VEGAS INTO A WORLD-CLASS CITY

City Completes Joint Parks and Trails Plan

The city of Las Vegas and Clark County reached a milestone in the interlocal agreement by completing an integrated, or seamless, plan for parks and trails in the north-west part of the valley.

The plan maximizes cost efficiencies by coordinating services provided by the



The parks plan map shows the location of 35 parks totaling 3,203 acres.

Management. The Clark County School District and the Las Vegas Valley Water District own a few of the sites, for which the City or County has an agreement to develop and maintain a park. Floyd Lamb Park, a state-operated park facility, also appears on the map. The map indicates potential park locations, although these depend upon future funding and development.

Summer 2002	
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jurisdictions and eliminating possible duplication of efforts.

Map 1, shown above, depicts the parks included in the plan. A table in the plan lists the parks, the jurisdiction of each, park acreage, whether the parks are owned or leased, and the parks' status as existing, undergoing development, or budgeted/undeveloped.

The City or Clark County leases most park sites from the Bureau of Land

A second map reflects the seamless transportation and recreation trails identified in the plan. This map shows equestrian trails, as well as transportation or multi-use, non-equestrian trails. Although the transportation trails are intended for commuter purposes, bicyclists, skaters and others may use the trails for recreational purposes. None of the trails accommodate motorized vehicles.

The map omits Las Vegas trails in the area of the Lone Mountain Master

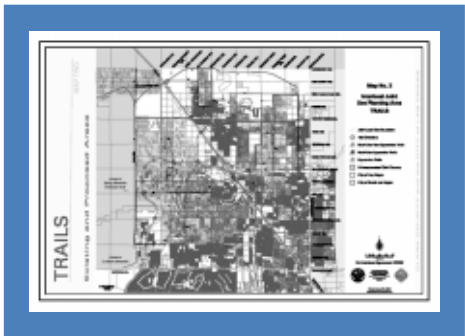
(CONTINUED ON PAGE 2)

City Completes Plan

CONTINUED FROM PAGE 1

Development Plan, the Lone Mountain West Master Development Plan, and in Town Center since these trails will not cross over jurisdictional boundaries.

The construction of trails in each jurisdiction shall conform to the trail standards adopted by the respective jurisdiction. Transitions of trails between jurisdictions shall be gradual,



Map 2 depicts the seamless trails plan for the area covered by the interlocal agreement.

or where possible, shall occur at street intersections or other interruptions in

the trail continuity. The entity in which the transition occurs determines the manner in which the transition is accomplished.

The City and Clark County will work together to prepare amendments to their respective master plans to adopt trails that interconnect between the two jurisdictions in the related area.

For more information or to review a copy of the seamless plan, please call Senior Planner Don Schmeiser, (702) 229-5915.

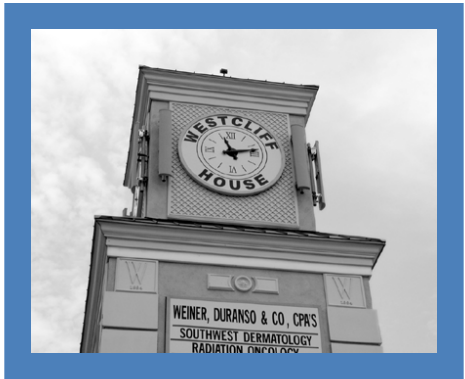
PLANNER'S PERSPECTIVE

CITY ADOPTS CHANGES TO CELL TOWER REGULATIONS

The City Council recently enacted a new ordinance prepared by the Planning & Development Department to revise the standards for the placement of wireless communications facilities, including towers and antennas.

The goals of this new ordinance are to: 1) protect residential areas from potential impact of towers and antennas; 2) encourage the joint use (co-location) of tower sites when aesthetically beneficial; 3) encourage the placement of towers and antennas to minimize the impact on the community; 4) encourage careful design, placement, landscape

screening, and innovative camouflaging techniques to minimize the visual impact of the towers and antennas; and 5) ensure the removal of towers that are no longer used for communications.



The code encourages the placement of antennas rather than towers.

Staff began the process last year of revising the standards based on concerns expressed by the public, as well as City officials. Representatives of the wireless communication industry participated in several meetings with staff to provide input regarding the proposed text amendment.

The changes to the code are designed to insure that these facilities are devel-

oped and located in such a manner as to be more compatible with adjacent properties. The regulations now allow certain types of facilities and some placement of antennas on existing structures to be approved at the discretion of the director of Planning and Development. For facilities that require a special use permit, the applicant must provide a list of existing poles and structures in the vicinity of the request, an explanation of the possibility of co-location, and a photo simulation of the proposed pole. This will enable City officials to evaluate the potential visual impact of a proposed tower.

Chapter 19A.040 of the zoning code reflects the revisions. The changes seem to have encouraged the wireless communication industry to design low-visibility facilities. As of June 18, three low-visibility facilities have been approved; only one such facility was proposed in 2001, prior to the adoption of the new requirements.

For information regarding the recent code revisions, please contact Senior Planner Andy Reed at (702) 229-6882.

SMARTER GROWTH

SENATE PROPOSES FEDERAL LAND CHANGES

Nevada's senators proposed federal land legislation to serve as a comprehensive conservation and growth plan for Southern Nevada. The Clark County Conservation Public Land and Natural Resources Act (PLAN) of 2002 designates over 440,000 acres as federal wilderness and releases an additional 260,000 acres from wilderness study areas.



Areas designated as wilderness prohibit motorized vehicles and the construction of new roads.

Nevada has nearly 100 wilderness study areas on federal land across the state. Legislation is required to change the status by either designating the land as wilderness or releasing the land from study consideration.

The bill creates 20 wilderness areas, identified for cultural or habitation significance or for accommodating solitude or primitive and unconfined types of

recreation. Such areas prohibit motorized vehicles and new roads.

The legislation releases 30,000 acres for commercial or residential development, including several specific projects. One conveyance provides approximately 30 acres for affordable housing in the city of Las Vegas. The remaining 230,000 acres released from the study areas would have no designated purpose.

The bill seeks a compromise in providing for future growth in Southern Nevada while protecting sections of land. Public opinions range from privatizing to protecting all remaining federal land in the state. Senator Harry Reid said that the bill is "a realistic piece of legislation that will pass with everyone walking away with something."

(CONTINUED ON PAGE 7)

PLANNING GIS STAFF CREATES REFERENCE TOOL

The geographic information systems (GIS) analysts in the Planning & Development Department now offer a compact disc of commonly requested maps.

People who frequently need to refer to the maps may purchase the "Planning & Development Map Atlas" CD. The product includes over 100 maps from such planning documents as the Las Vegas Medical District Plan and the City's three sector plans and will be updated annually.

The product is part of ongoing customer service developments by the department. GIS Analyst Dawn Okerlund worked on the project and explained,

"The atlas is essentially a tool to benefit staff in presenting and referencing available department maps, as well as to assist those customers unaware of map choices and to aid them in making a suitable selection."

The project began as a book of maps for internal reference and was quickly converted to CD for broader use. "As map requests have increased with no additional City resources to meet them," said GIS Analyst II Mike Gritz, "staff determined that creating a compact disc to cover about 80% of the requests is efficient for all concerned. A CD is easy to store and simple to mail, too."

Okerlund, Gritz, and GIS Analyst Jorge Morteo worked with the department's statistical analysts to arrange the atlas into categories for easier reference. The atlas provides sections for Zoning and Land Use Maps, Special District Maps, Boundary and Location Maps and Customer Defined Maps. A final section provides important demographic information for the past three decades.

Please call (702) 229-6022 for more information.



Dawn Okerlund refines some of the 100 maps contained in the Planning & Development Map Atlas.

Did You Know . . .

The city of Las Vegas is home to 25 percent of Nevada's population. The City accounts for 1/10th of one percent of the state's land.

This ratio indicates a density that dispels popular perceptions of urban sprawl. In fact, Las Vegas ranks first in density gains, according to a report by the Brookings Institution in D.C. The report calculates sprawl in terms of land resources consumed to accommodate new urbanization. Based on this approach, land consumed faster than population growth characterizes sprawl, and Las Vegas does not meet the criteria.

GRAPHICS TEAM CONTRIBUTES TO NUMEROUS PLANNING PROJECTS

The creativity and skill of three graphic artists influence many of the projects in the Planning & Development Department.

KC Betzel, Consuelo Emerson and Rita Schoonmaker work on numerous planning documents, creating covers and design themes, adding appealing graphic elements, transforming support data into colorful maps, and remedying fuzzy or dark photos. They also conjure up countless ideas for meeting materials.

The team has developed a reputation for being able to meet every challenge that the department offers. The backgrounds of these talented employees explain why.

KC Betzel, a native of San Francisco, moved to Las Vegas in 1980 and joined the City in July 1991. After attaining an associate's degree in Graphic Arts from CCSN, Betzel worked for Horsetalk News and SAIC before running her own graphics business for two years.



KC Betzel, Consuelo Emerson and Rita Schoonmaker lend their expertise to Planning & Development Department projects.

Consuelo Emerson joined the team in June 1996. She holds a bachelor's degree in Art from UNLV and particularly enjoys the diversity of creative work and her co-workers at the City. Emerson, who was also singing on a regular basis professionally, is taking a break from show business.

In March, Rita Schoonmaker celebrated five years with the Planning & Development Department. She puts her UNLV-attained bachelor's degree in Art and associate's degree in Computer Graphics Technology to work for the City. Her artwork also appears in corporate and private collections, locally and overseas.

While the customer service of these talented employees is most often directed toward City staff, countless citizens and government officials see the end products that the team produces.

Las Vegas GROWTH WATCH

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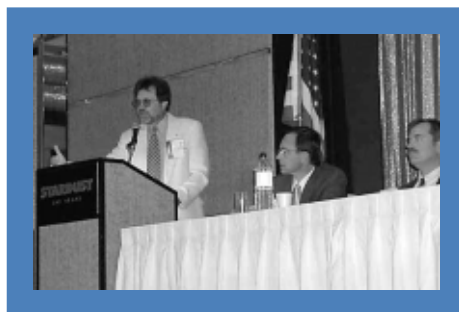
Photos by:
Monica Ragen, Rita Schoonmaker, Cynthia Sell

GROWTH WATCH is published quarterly by the city of Las Vegas Planning & Development Department. For a subscription or more information on Planning & Development publications and map services, call (702) 229-6022 or e-mail us at: planning@ci.las-vegas.nv.us Find us at: www.ci.las-vegas.nv.us

For additional copies of Growth Watch visit us at: www.ci.las-vegas.nv.us/comprehensive_planning.htm

PLANNING DEPARTMENT PARTICIPATES IN DEVELOPMENT FORUMS

Planning & Development Director Bob Genzer took part in two recent workshops.



Planning Director Bob Genzer addresses NAIOP conference attendees.

This year's development forum for the National Association of Industrial and Office Properties covered each aspect of developing commercial projects built within the City. After opening remarks by Interim City Manager Doug Selby, speakers from each department within

the Development Services Center, along with the Health District and Water Authority, spoke on related procedures. Genzer also explained the benefits of some of the recent changes in procedures, including the mandatory pre-application meetings and a 45-day schedule for items going to the Planning Commission.

Genzer also contributed to a workshop held for area attorneys that included a session on planning and zoning procedures in local jurisdictions.

Approximately 100 professionals attended each of the forums. Attendees qualified for continuing education units in the respective fields of real estate and law.

HISTORIC PRESERVATION WEEK EVENTS DRAW CROWDS

This year's events celebrating Historic Preservation Week attracted record crowds.

"Preserving the Spirit of Place" was the theme of the weeklong observance of America's diverse history and how historic preservation helps save that heritage. The city of Las Vegas joined with other organizations to highlight some local historic sites.

A walking tour of the John S. Park neighborhood kicked off the celebrations. The Old Las Vegas Mormon Fort and the Neon Museum "bone yard" held open houses, and the Las Vegas Springs

Preserve hosted a cultural history fair at the Desert Demonstration Gardens. The fair included displays and activities from over 20 local organizations. In total, over 800 guests enjoyed the scheduled events.



A good crowd turned out for the fair hosted by the Las Vegas Springs Preserve.

In addition, the Las Vegas City Council issued a proclamation for the week, and the City provided brochures for self-guided tours of historic sites. KCLV promoted the festivities by airing "Las Vegas: Preserving a One-of-a-Kind City," an upbeat program of local preservation efforts, and with a special



The Mormon Fort held an open house for people interested in early Las Vegas history.

segment on "City Scene" that went into more detail about some of the week's events.

The National Trust for Historic Preservation initiated annual celebrations in 1971 to spotlight grassroots preservation efforts around the country. The historic buildings, places and sites set a community apart from every other. Like each community, Las Vegas has a spirit of place that identifies it as special and unique. The sites attract tourists, contribute to the area's livability, and give residents a sense of connection with a shared heritage.

DOWNTOWN CENTENNIAL PLAN WINS AWARD

The Downtown Centennial Plan is the recipient of an Award of Excellence from Communications Concepts, Inc.

The plan document, produced by the city of Las Vegas Planning and Development Department, won in the Special Purpose Brochures, Manuals and Reports category.



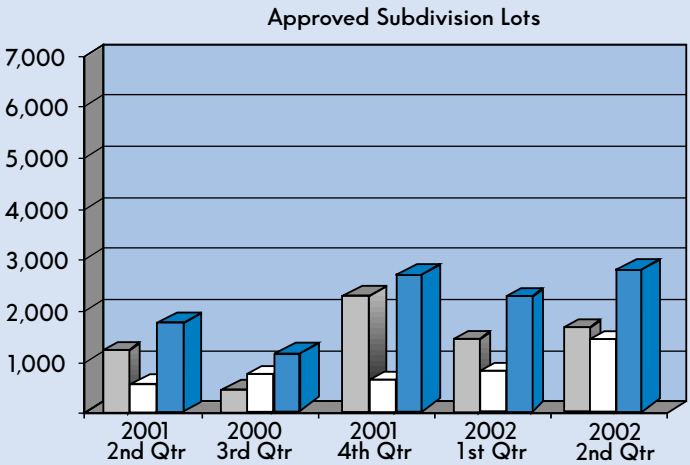
The award-winning document establishes standards for the urban core of Las Vegas.

The fourteenth annual Awards for Publication Excellence program, or APEX, received nearly 6,000 entries in 11 categories. The APEX awards recognize distinction in graphic design, editorial content and the ability to achieve overall communications excellence.

Director of Planning and Development Bob Genzer said, "Awards like these show that our team produces quality documents for the community. We strive to offer the best materials and service possible to the citizens of Las Vegas."

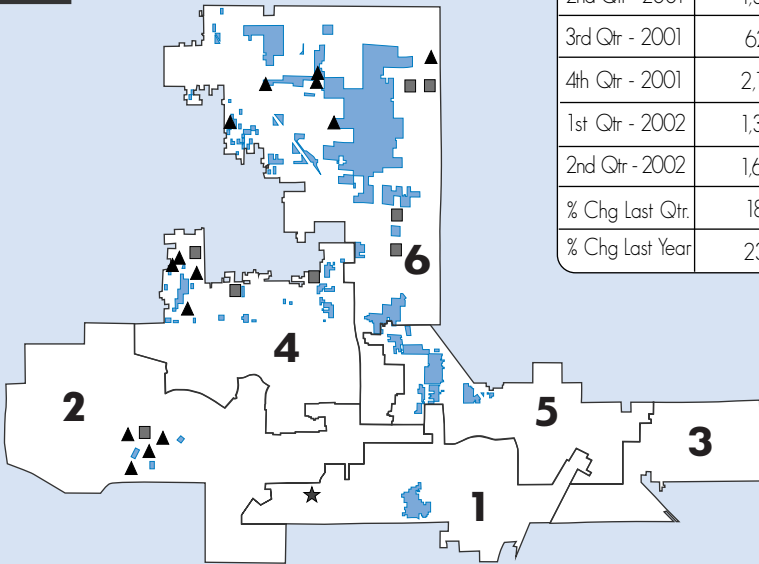
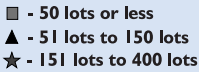
The Downtown Centennial Plan establishes fundamental planning concepts and urban design standards to guide the redevelopment of the original core of the Las Vegas Valley. The document also ties in to the City's upcoming 100th anniversary, describes the history of downtown and provides detail on all the new development projects in the area. The extensive use of visuals and convenient, keyed sections characterize the book.

2nd Quarter Figures



Approved Subdivision Lots			
	Tentative Maps	Final Maps	Total
2nd Qtr - 2001	1,326	438	1,764
3rd Qtr - 2001	620	569	1,189
4th Qtr - 2001	2,122	502	2,624
1st Qtr - 2002	1,383	657	2,040
2nd Qtr - 2002	1,642	1,408	3,050
% Chg Last Qtr.	18.7	114.3	49.5
% Chg Last Year	23.8	221.5	72.9

APPROVED FINAL SUBDIVISION MAPS BY WARDS



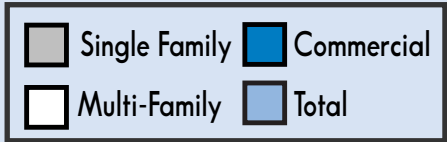
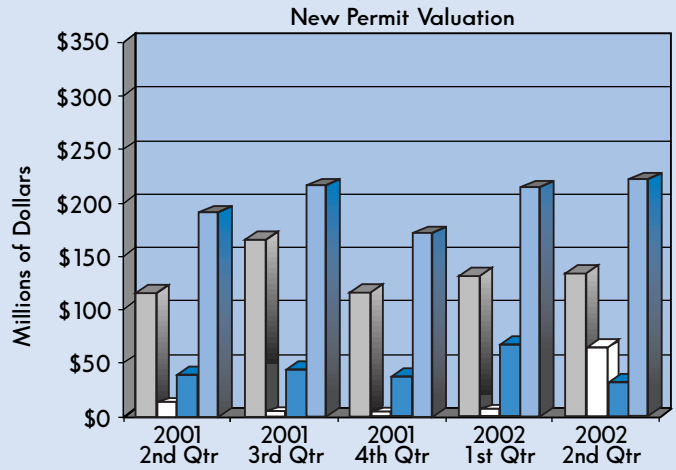
Leading Economic Indicators For Clark County

"All series for April showed declines from March levels, but four of ten series rose from year ago levels. After adjusting for seasonal change, six of the ten series contributed negatively to the overall index; but, after accounting for the relative contribution of each series, the overall index for June is positive, suggesting an upswing in activity for October."

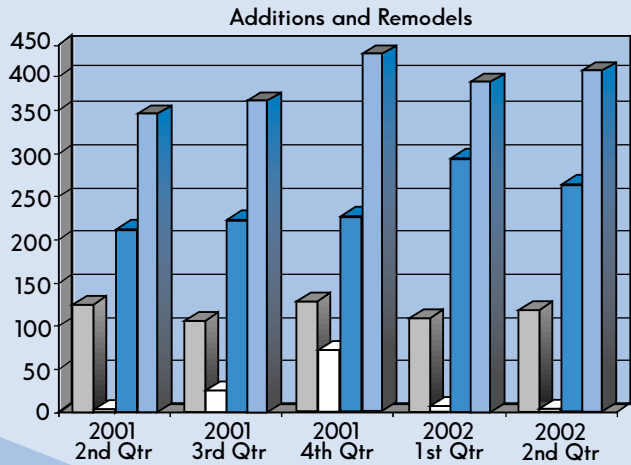
Leading Economic Indicators Source: UNLV Center for Business and Economic Research
* The index is a six month forecast (October 2002) from the month of the data (April 2002) and four months from the month of the series (June 2002).
** The contribution to the Index is a net-weighted average of each series after adjustment for seasonal variation.

Leading Economic Indicators						
CLARK COUNTY SERIES	DATE	UNITS	LATEST PERIOD	CHANGE PREVIOUS PERIOD	CHANGE YEAR AGO	CONTRIBUTION TO INDEX**
RESIDENTIAL BUILDING						
Units Permitted	Apr-02	# Permitted	2,165	-8.30%	-32.95%	-0.006%
Valuation	Apr-02	Dollars	\$214,103,363	-1.80%	-23.08%	-0.003%
COMMERCIAL BUILDING						
Permits	Apr-02	# Permitted	85	-13.27%	-17.48%	0.006%
Valuation	Apr-02	Dollars	\$40,483,206	-16.74%	-36.46%	-0.011%
TAXABLE SALES	Apr-02	Dollars	\$1,917,118,396	-6.83%	2.45%	0.158%
McCARRAN AIRPORT	Apr-02	Passengers	2,961,280	-7.65%	-6.53%	-0.006%
GALLONS OF GASOLINE	Apr-02	Thousands of Gallons	54,902,128	-5.71%	4.75%	-0.105%
GROSS GAMING						
Revenue	Apr-02	Dollars	\$647,065,668	-1.38%	3.26%	0.228%
CONVENTIONS						
Visitors	Apr-02	People	2,977,418	-8.73%	-3.30%	-0.127%
Attendance	Apr-02	People	473,925	-31.00%	14.40%	0.013%
OVERALL CHANGE *	Jun-02		127.22	0.15%	-0.48%	0.15%

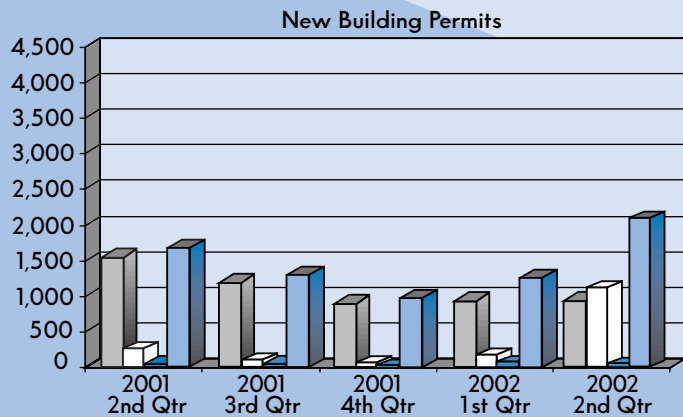
2nd Quarter Figures



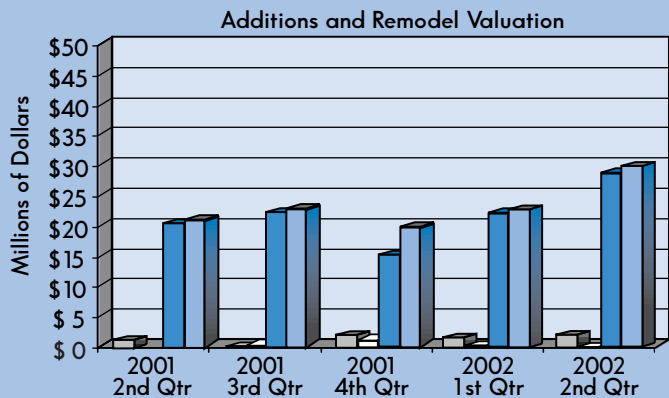
	Single Family	Multi-Family	Commercial	Total
2nd Qtr - 2001	\$123,140,583	\$0	\$44,022,380	\$179,752,461
3rd Qtr - 2001	\$161,452,974	\$0	\$47,949,739	\$214,980,027
4th Qtr - 2001	\$114,041,727	\$0	\$42,644,891	\$160,386,957
1st Qtr - 2002	\$132,583,469	\$0	\$65,654,458	\$207,516,612
2nd Qtr - 2002	\$136,173,044	\$0	\$24,451,505	\$220,318,705
% Chg Last Qtr.	2.7		-62.8	6.2
% Chg Last Year	10.6		-44.5	22.6



	Single Family	Multi-Family	Commercial	Total
2nd Qtr - 2001	131	-	210	341
3rd Qtr - 2001	99	25	227	351
4th Qtr - 2001	129	74	228	431
1st Qtr - 2002	100	9	278	387
2nd Qtr - 2002	133	2	259	394
% Chg Last Qtr.	33.0	-77.8	-6.8	1.8
% Chg Last Year	1.5	100.0	23.3	15.5



	Single Family	Multi-Family	Commercial	Total
2nd Qtr - 2001	1,269	273	52	1,594
3rd Qtr - 2001	1,161	66	45	1,272
4th Qtr - 2001	844	63	32	939
1st Qtr - 2002	935	140	47	1,122
2nd Qtr - 2002	952	1,117	40	2,109
% Chg Last Qtr.	1.8	687.9	-14.9	88.0
% Chg Last Year	-25.0	309.2	-23.1	32.3



	Single Family	Multi-Family	Commercial	Total
2nd Qtr - 2001	\$1,107,137	\$ -	\$19,196,550	\$20,303,687
3rd Qtr - 2001	\$986,992	\$100,000	\$21,465,718	\$22,552,710
4th Qtr - 2001	\$1,743,525	\$458,880	\$14,966,114	\$17,168,519
1st Qtr - 2002	\$1,585,789	\$36,000	\$22,063,323	\$23,685,112
2nd Qtr - 2002	\$1,904,380	\$7,000	\$28,716,672	\$30,628,052
% Chg Last Qtr.	20.1	-80.6	30.2	29.3
% Chg Last Year	72.0	100.0	49.6	50.8

Source: City of Las Vegas (including subdivision information)

NEON MUSEUM ESTABLISHES “BONE YARD” ON LAS VEGAS BLVD.

By Nancy Deaner

Neon is to Las Vegas what Ricky is to Lucy. People who drive to Vegas at night can tell you about the glow that slowly rises in the distance—“babalu.” Like a love song, it beckons the weary traveler closer and closer.

In 1942, Tom Young sold a neon sign to a casino called the Boulder Club. The sign depicted the Boulder Dam, complete with moving water. Today the descendants of that sign tell the story of Las Vegas, and many of the most historic of these currently reside in the Neon Museum’s bone yard located on

Las Vegas Boulevard North next to Cashman Field.

Bearing silent witness to buildings that are no longer standing, these signs represent our City’s history and the history of our country. One glance around the bone yard gives you an immediate déjà vu. Is it the juxtaposition of signs lying on the ground or a flickering of recognition as your eye quickly scans and records the starbursts and boomerangs? This Rod Serling-esque collection of a China doll, magic lamp, leprechaun, and golden nuggets is basically a repository of western mythology.

Young Electric Sign Company, Tom Young’s legacy, is at the heart of the story because it cared enough to give the contents of its world famous bone yard to the Neon Museum Board of Trustees. In turn, the city of Las Vegas cared enough to provide a plot of land and support to this project so that it can flourish and grow, protecting the signs for future generations.

Many of the Neon Museum’s Board of Trustees, including myself, are just



The Neon Museum bone yard features many unique signs that are part of our local heritage.

hometown kids who are working to save and preserve the wacky and wonderful images that symbolize our youth and, in so doing, we are telling the world how proud we are of our heritage. The neon bone yard is a part of the valley’s unique character that is quickly attracting attention the world over.

Nancy Deaner is cultural affairs manager for the city of Las Vegas in the Department of Leisure Services. She has been with the City for 11 years, beginning as a senior visual arts specialist. She holds both a bachelor’s degree and master’s degree in Fine Arts from UNLV.

REGIONAL COORDINATION

SNRPC CONCLUDES CONFORMANCE PROCESS

In June, the Southern Nevada Regional Planning Coalition resolved that the master plans, facilities plans and other similar plans prepared by member agencies are in “substantial conformance” with the regional plan.

The action culminates nearly yearlong efforts by local jurisdictions. Each entity and supporting agency worked with

Clarion, the SNRPC consulting firm, to identify and change any sections of adopted plan documents to conform to the goals and objectives of the regional policy plan. The agencies must now

Agencies in Substantial Conformance
City of Las Vegas
City of North Las Vegas
City of Henderson
Clark County
Boulder City
Clark County School District
Regional Flood Control
Regional Transportation Commission
Southern Nevada Water Authority
Las Vegas Valley Water District
Clark County Air Quality Management
Clark County Sanitation
Southwest Gas Corporation
Nevada Power Company
University of Nevada, Las Vegas

execute conformity agreements outlining future steps to achieve or further conformity.

As part of the conformance process, Clarion asked each jurisdiction to identify specific, current actions that support the goals and objectives of the regional plan. The 46-page document submitted by the city of Las Vegas included work identified in the Las Vegas 2020 Master Plan and the current business plans for the Departments of Planning & Development, Public Works, Neighborhood Services and Business Development. In addition, the actions outlined in the redevelopment plan and the City’s interlocal agreement with Clark County support the regional policies.

FEDERAL LAND CHANGES

CONTINUED FROM PAGE 2

The House and Senate must act on the bill, which may reach President Bush by year end.

Provisions of the legislation include:

1. Red Rock Canyon, completing an exchange with the Howard Hughes Corp. to expand the Red Rock Canyon area.
2. Wilderness designation (see above).
3. Federal Jurisdiction Transfer, advo-

cating the Fish and Wildlife Service to manage three areas totaling more than 49,000 acres from the BLM in northern Clark County and transferring a parcel to the National Park Service for an administrative site to manage the Lake Mead National Recreation Area.

4. SNPLMA Amendments, expanding the disposal boundary to make an additional 25,000 acres available for future auction and development.
5. Ivanpah Corridor, transferring lands adjacent to the proposed air-

port to the Clark County Airport Authority and reserving a right-of-way for the BLM.

6. Sloan Canyon National Conservation Area, setting aside 32,000 acres of open space near Henderson.
7. Public Interest Land Conveyances, providing land to UNLV for a technology park, to Henderson State College for a campus, to LVMPD for a training shooting range, to Clark County for the Sunrise Landfill, to the city of Las Vegas for affordable housing, and to Henderson for a park near its Executive airport.

PLANNING PROFILE

Michael Buckley
Completes
Service on
Planning
Commission



Michael Buckley enjoyed the active role of service on the Planning Commission.

At a recent Planning Commission meeting, Buckley commented that he had thoroughly enjoyed serving with the group. “Planning in Las Vegas is where the action is,” he said. “I am very proud to have been able to work with such a truly dedicated and competent planning staff and to have played a small part in the City’s successful growth.”

Recent Projects Receive
Council Approval

The Las Vegas City Council adopted new sign regulations on July 17. The new codes, part of Title 19.14.160 of the municipal code, pertain to on-premise signs. Staff is working with the code publisher to finalize and produce copies of the updates.

Revisions to the Las Vegas Medical District Plan received approval on June 19. The new edition clarifies the language and standards of the plan. The document may be purchased from the Planning & Development Department for \$15 or viewed online at www.ci.las-vegas.nv.us/planning/977/htm.

In August, Michael Buckley completes his second and final term of service to the City as a member of the Planning Commission.

Buckley contributed his expertise in real estate law and a dedication to preserving quality of life in Las Vegas when reviewing projects brought before the commission. A resident of Las Vegas for over 25 years, Buckley began his service on the commission in August 1994, and he served as chairman in 1999. The group has heard an average of 100 items per month in recent years.

Buckley obtained an undergraduate degree from the University of California, Los Angeles and then pursued his

law degree from Santa Clara University. Upon returning to Las Vegas after graduation, he joined the firm of Jones, Jones, Bell, LeBaron, Close, Bilbray and Kaufman. Today, the company is known as Jones Vargas, with offices here and in Reno. Buckley is a stockholder in the firm.

Buckley serves on the State Department of Human Resources Block Grant Commission and the legislative Action Committee of the Community Associations Institute. He is a member of the American College of Real Estate Lawyers. He has frequently presented at legal education programs and actively participates in state bar committees.

Las Vegas
GROWTH WATCH

Summer 2002

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